

## **28985 Palos Verdes Drive East Interior-amenities:**

- Large chef island with sink, garbage disposal, wood butcher cutting block sink cover with straining basket and Moen hands free faucet
- Vetrazzo Charisma Blue Island counter
- Kitchen counters are Titan- the super quartz Stellar Blanco
- Kitchen cabinets are custom made with Sapele classic mahogany
- Soft close cabinets and drawers
- Thermador Freedom Column Freezer 24" built in behind custom cabinet door with ice maker
- Thermador Freedom Column Refrigerator built in behind custom cabinet door
- Thermador 48" Pro Grand range, dual fuel with 6 sealed round burners (2 with extra low feature), with electric/convection oven and 24" electric griddle and 12" high back guard accessory shelf
- Thermador Professional Range hood with heat lamps
- 2 Deluxe microwave drawers
- 36-inch Thermador Warming drawer
- Thermador star-sapphire dishwasher with chef tool drawer
- Franke 48-inch double bowl sink with garbage disposal and Moen hands free faucet
- Custom appliance corner turn table
- Extra wide custom drawers and deep cabinets
- Trash compactor
- Hidden under-counter Kitchen electrical outlets
- Premier Pro-Ure Plus Reverse Osmosis water filtration system
- Custom wood flooring – Exotic walnut acacia wood/Natural
- Modern lighting throughout house with ceiling fans with remote control
- Closet maid organizers in bedroom closets
- Whisper drive garage door opener
- Water softener
- JELD-WEN premium aluminum dual-glazed windows with Low-E glass
- Bar sink and Bar wine/soda/beer refrigerator with temperature controls and sliding wood shelves
- Bar window with access to deck pass thru window serving
- 3 Panel folding glass wall open the wrap around deck
- High ceilings
- Smart technology throughout the house
- ADT alarmed response with smart phone control
- Ring Video Doorbell – 2<sup>nd</sup> generation

## **Exterior Amenities:**

- Solar Roof panels (owned) and new roof in 2016

- “She Shed” /Office with temperature-controlled fan/lights, granite counter and expansive ocean views
- Tuff Shed – 10x12 Loafing Shed with window box and solar interior light
- Rain bird automatic ISM timed sprinkler system for yard
- Grade One seamless Iron wood deck (no knots) Upper and Lower
- Arlo Exterior surveillance recording camera system via smart phones
- Under House large dry storage area with shelving
- Orchard – Mature fruit trees
  - Apple
  - Apricot
  - Fig
  - Lemon
  - Orange

### **Extras included with the House:**

- Equipment manuals and samples of interior materials
- Extra interior tile flooring
- Extra interior wood flooring
- Extra PV stones (on pallets in front yard)
- Extra exterior Plastic fence posts

### **Negotiable Items:**

- **Home:**
- Media room furniture
- Upright Deep Freezer – garage
- Upright freezer / refrigerator – garage
- Electric washing machine
- Gas dryer
- **Equine:**
- Nelson Automatic Water feeders
- Automatic Hay feeders
- Extra Pipe Corral
- Large corral fan
- Belton 50 gallon trough
- Belton slow feeder trough
- Muck cans / Muck cart / muck rakes / buckets/ Tack items and misc. items